

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Old Court Road, 146' W of * DEPUTY ZONING COMMISSIONER
Old Court Road West (3635 Old Court Road) * OF BALTIMORE COUNTY
3rd Election District * Case No. 91-34-SPH
2nd Councilmanic District
Druid Ridge Cemetery Co., et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve a use permit for business parking in a residential zone, and to amend the use permit previously granted in Case No. 74-123-SPH in accordance with Petitioner's Exhibit 1.

The Petitioners, by Morris Silberman, President, Martex Properties, Inc., co-Petitioner, appeared, testified, and were represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Tim Madden, Landscape Architect, and Dick Smith, Engineer, with Kidde Consultants, Inc., and Mickey Cornelius, Traffic Engineering Consultant with The Traffic Group. There were no Protestants.

Testimony indicated that the subject property consists of 0.4726 acres zoned D.R. 2 and is presently unimproved. Said property is located across from the Beachum Square Office Park on Old Court Road adjacent to the Druid Ridge Cemetery. Testimony indicated that Martex Properties owns a small portion of the subject property and intends to lease the remaining portion from Druid Ridge Cemetery Company to establish the proposed parking area. Mr. Silberman testified that Martex Properties owns the Beachum Square Office Park which was granted a use permit for off-street parking in previous Case No. 74-123-SPH on December 5, 1973. He testified that Beachum Square presently has a 20% vacancy and in his opinion the proposed

additional parking will enhance the marketability of the office park. Testimony indicated Mr. Silberman and employees currently park on the lot adjacent to the subject property. Mr. Silberman testified that both parking areas will be limited to use by employees of the park only and as such, will have only morning and evening crossings over Old Court Road. He testified that although the subject property is zoned residential, the property is bordered by commercial uses and the cemetery and there are no residential uses nearby. Further, testimony indicated the proposed parking area will not generate any traffic through the cemetery property. All access to the site is from Old Court Road. Mr. Silberman testified that in response to the Office of Planning's comments, Martex Properties asked The Traffic Group to perform a traffic study to determine the impact, if any, the proposed use permit for parking would have on the surrounding uses. Both Mr. Silberman and Dick Smith addressed Section 502.1 requirements and concluded that in their opinion the granting of the use permit would not result in any conflict or be detrimental to the health, safety or general welfare of the surrounding uses.

Testimony presented by Mickey Cornelius indicated that the use proposed would not adversely affect surrounding uses. Mr. Cornelius testified the proposed parking area has designated crosswalks to direct pedestrian traffic across Old Court Road in the mornings and evenings. After studying the site and examining traffic conditions, Mr. Cornelius concluded the use of the subject property for parking will not create a traffic or pedestrian safety hazard. Testimony indicated the relief requested meets the requirements of Section 502.1 of the B.C.Z.R.

Tim Madden testified that the modifications proposed by the Office of Planning, which Petitioners have agreed to implement, to save some of

- 2 -

ORDER RECEIVED FOR FILING
Date 11/30/90
By [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

October 3, 1990

Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
210 Allegheny Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Old Court Road, 146' W of Old Court Road West
(3635 Old Court Road)
3rd Election District - 2nd Councilmanic District
Druid Ridge Cemetery Co., et al - Petitioners
Case No. 91-34-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-34-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

a Use Permit to provide for business parking in a Residential Zone,
and to amend the Use Permit granted in Case No. 74-123-SPH.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Druid Ridge Cemetery Company c/o George E. Thomsen, Esquire (Type or Print Name) Martex Properties, Inc. Baltimore, Maryland 21202 (301) 532-2525
Signature	[Signature] George E. Thomsen
Address	c/o Morris Silberman, President 3635 Old Court Road Baltimore, Maryland 21208 (301) 484-4162
City and State	
Attorney for Petitioner:	
Robert A. Hoffman	
(Type or Print Name)	
Signature	[Signature] Morris Silberman, President
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
P.O. Box 5517	Robert A. Hoffman, Esquire 210 Allegheny Avenue, P.O. Box 5517 Towson, Maryland 21204 City and State
Attorney's Telephone No.: (301) 823-4111	(301) 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

FILED ON 4/22/90 BY JLL.
(THE HEARING ANY TIME AFTER)

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 11/30/90
By [Signature]

2.C.O.-No. 1

(over)

the tall, mature trees existing on the site, and provide additional landscaping, will result in 56 additional spaces in lieu of the originally proposed 63. Mr. Madden testified the proposed parking area will be landscaped in compliance with the Baltimore County Landscaping Manual.

The uncontradicted testimony indicated that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. Petitioner has established that the relief requested will not be detrimental to the public health, safety, or general welfare and should, therefore, be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of October, 1990 that the Petition for Special Hearing to approve a use permit for business parking in a residential zone, and to amend the use permit previously granted in Case No. 74-123-SPH in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall prepare a landscaping plan for approval by the Deputy Director of Planning and the Baltimore County Landscape Planner. Said landscaping shall be at a minimum as set forth in Petitioner's Exhibit 2. The landscaping required may result in the loss of additional

- 3 -

ORDER RECEIVED FOR FILING
Date 11/30/90
By [Signature]

KIDDE CONSULTANTS, INC.

DESCRIPTION

0.4726 ACRE PARCEL, "BEACHUM SQUARE, NORTHEAST SIDE OF OLD COURT ROAD, NORTHWEST OF SUDBROOK LANE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND."

This Description is For A Parking Permit
in A Residential (DR 2) Zone

Beginning for the same at a point on the northeast side of Old Court Road, as shown on Baltimore County Plan to Accompany Right of Way Agreement RW 64-005-9, said point being distant 146 feet, more or less, as measured along said northeast side from its intersection with the extended centerline of Old Court Road West, 50 feet wide, running thence binding on said northeast side of Old Court Road, the following two courses:

(1) North 60 degrees 30 minutes 58 seconds West 52.00 feet, and
(2) northwesterly, by a curve to the left with a radius of 935.00 feet, the distance of 129.49 feet, with a chord of North 64 degrees 24 minutes 20 seconds west 129.39 feet, thence binding on the northeast outlines of the land described in a deed to Martex Properties, Inc., and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5375, page 96, the following three courses:

tional parking spaces as determined by the Office of Planning and/or the Deputy Director of Planning.

3) Prior to the installation of any fencing, Petitioners shall obtain approval of same by the Deputy Director of Planning and the Baltimore County Landscape Planner.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/30/90
By [Signature]

- 4 -

KIDDE CONSULTANTS, INC.

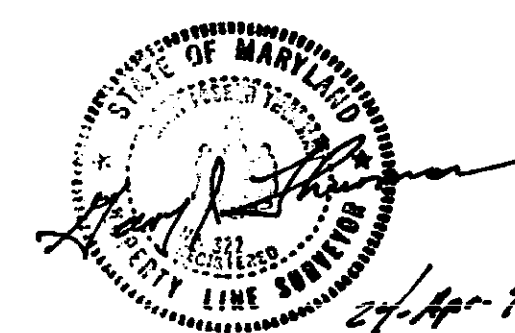
91-34-SPH

(3) North 75 degrees 34 minutes 00 seconds east 3.56 feet,
(4) North 38 degrees 34 minutes 00 seconds West 79.66 feet, and
(5) northwesterly, by a curve to the left with the radius of 185.00 feet, the distance of 115.21 feet with a chord of North 56 degrees 24 minutes 26 seconds West 113.36 feet, thence the following three courses:
(6) southeasterly, by a curve to the right with the radius of 1016.00 feet, the distance of 318.67 feet with a chord of South 69 degrees 30 minutes 24 seconds East 317.36,
(7) South 60 degrees 31 minutes 17 seconds East 55.38 feet, and
(8) South 31 degrees 52 minutes 10 seconds West 81.08 feet to the place of beginning.

Containing 0.4726 of an acre of land.

RLS/cnd KCI Job Order No.: 01-65285-C April 23, 1990

Work Order No.: 54424-C



KIDDE CONSULTANTS, INC.

91-34-SPH

DESCRIPTION #2
0.394 ACRE PARCEL, NORTH SIDE OF RELOCATED OLD COURT ROAD 327.5 FEET, MORE OR LESS, NORTHWESTERLY FROM OLD COURT ROAD WEST, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
This description is for an existing parking area in a residential zone.
BEGINNING FOR THE SAME at a point on the north side of Relocated Old Court Road, 70 feet wide, located 327.5 feet, more or less, from the intersection of the north side of said Relocated Old Court Road with the center line of Old Court Road West, as shown on the Baltimore County, Bureau of Land Acquisition Plans RW 64-005-8 to 10, running thence binding on the north side of said Relocated Old Court Road,
(1) westerly, by a curve to the left with a radius of 935.00 feet, the distance of 253.87 feet, thence binding on the outlines of the land conveyed to Howard E. Gardner and wife and recorded among the Land Records of Baltimore County in Liber W.P.C. 550, page 20, five courses:
(2) North 05 degrees 59 minutes 20 seconds West 64.49 feet,
(3) North 78 degrees 26 minutes 00 seconds East 24.08 feet,

KIDDE CONSULTANTS, INC.

Description
0.394 Acre - Old Court Road
June 5, 1990
Page 2

91-34-SPH

(4) southeasterly, by a curve to the right with the radius of 185.00 feet, the distance of 203.42 feet,
(5) South 38 degrees 34 minutes 00 seconds East 79.66 feet and
(6) South 75 degrees 34 minutes 00 seconds West 3.56 feet, to the place of beginning.
Containing 0.394 of an acre of land, more or less.

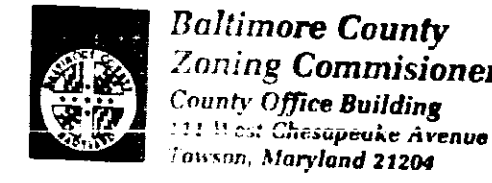
RLS/cnd XCI Job Order No.: 01-65285C June 5, 1990



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-34-SPH

District: 3rd Date of Posting: September 4, 1990
Posted for: Special Hearing
Petitioner: Druid Ridge Cemetery Company and Martex Properties, Inc.
Location of property: 146' W Old Court Road, 3635 Old Court Road
Location of Sign: Northwest side of Old Court Road, approx. 250' N of Old Court Road
Remarks:
Posted by: S. J. Haines
Number of Signs: 1
Date of return: September 7, 1990



receipt

No 2795

Date: 9/1/90
Account: R-001-6150
Number:
RECEIVED FROM: BALTIMORE COUNTY
SPECIAL HEARING (OTHER) 1 X \$175.00
NAME OF OWNER: THOMSEN TOTAL: \$175.00
B 8176****17500: a 8226H
Please make checks payable to: Baltimore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
Case number: 91-34-SPH
NE 1/2 Old Court Road, 146' W Old Court Road West
3635 Old Court Road
3rd Election District
2nd Councilmanic
Petitioner(s):
Druid Ridge Cemetery Company and Martex Properties, Inc.
Hearing Date: Monday, Sept. 4, 1990 at 9:30 a.m.
Special Hearing: A Use Permit to provide for business parking in a Residential Zone, and to amend the Use Permit granted in Case No. 74-123-SPH.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/5 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/29, 1990.

THE JEFFERSONIAN,

S. Zebe Olson

Publisher

\$ 44.84

1000 Reservoir Road • Baltimore, MD 21215
(301) 358-1700 • 1-800-338-1701

LEGAL NOTICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

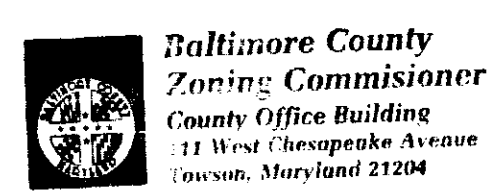
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Petition for Special Hearing
Case Number: 91-34-SPH
NE 1/2 Old Court Road, 146' W Old Court Road West
3635 Old Court Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Druid Ridge Cemetery Company and Martex Properties, Inc.
Hearing: MONDAY, SEPTEMBER 24, 1990 at 9:30 a.m.
Special Hearing: A Use Permit to provide for business parking in a Residential Zone, and to amend the Use Permit granted in Case No. 74-123-SPH.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

For Your Home Comfort Call
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ROSARIO'S
Men • Women • Children
Appointments Not Necessary
Featuring the Latest Styles from our Experienced Barbers, Beauticians & Stylists
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8702 Bradlees Plaza • 922-6266
29 August, 1990 / Northwest STAR - Page 9



91-34

Account: R-001-6150
Number: MS100221

No 3474

Date: 9/1/90
PUBLICATION FEE QTY PRICE
SPECIAL POSTING SERVICE / ADVERTISING 1 X \$101.84
TOTAL: \$101.84
LAST NAME OF OWNER: THOMSEN

04A04#0042MCHIC
BA C009:31AH09-24 90
\$101.84
Please make checks payable to Baltimore County

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Druid Ridge Cemetery Company
c/o George E. Thomsen, Esq.
17th Floor - Munsey Building
Baltimore, MD 21202

DATE 9/1/90

Martex Properties, Inc.
c/o Morris Silberman
3635 Old Court Road
Baltimore, MD 21208

Dennis F. Rasmussen
County Executive

Re: Petition for Special Hearing
CASE NUMBER: 91-34-SPH
NE 1/2 Old Court Road, 146' W Old Court Road West
3635 Old Court Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Druid Ridge Cemetery Company and Martex Properties, Inc.
HEARING: MONDAY, SEPTEMBER 24, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$101.84 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Robert A. Hoffman, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 24, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-34-SPH
NE 1/2 Old Court Road, 146' W Old Court Road West
3635 Old Court Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Druid Ridge Cemetery Company and Martex Properties, Inc.
HEARING: MONDAY, SEPTEMBER 24, 1990 at 9:30 a.m.

Special Hearing: A Use Permit to provide for business parking in a Residential Zone, and to amend the Use Permit granted in Case No. 74-123-SPH.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Druid Ridge Cemetery Company
Martex Properties, Inc.
Robert A. Hoffman, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 11, 1990

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21204

RE: Item No. 453, Case No. 91-34-SPH
Petitioner: Druid Ridge Cemetery Company
Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Druid Ridge Cemetery Co.
Martex Properties, Inc.



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
11th day of June, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by:

[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Druid Ridge Cemetery Company, et al
Petitioner's Attorney: Robert A. Hoffman

Paul H. Reincke
Chief

JULY 3, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DRUID RIDGE CEMETERY COMPANY
AND MARTEX PROPERTIES, INC.
Location: #3635 OLD COURT ROAD
Item No.: 453 Zoning Agenda: JULY 10, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* 7-12-90 Noted and Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

JUL 09 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: August 22, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Druid Ridge Cemetery Company, Item No. 453

The Petitioner requests a use permit to permit business parking
in a residential area and to amend the use permit granted in Case No.
74-123-SPH.

In reference to this case, staff provides the following comments:

- The Petitioner proposes 63 additional off-street parking spaces.
- An adjacent parcel currently provides 33 off-street parking spaces. Said area is zoned D.R.2 and enjoys a use permit for parking that was granted on December 5, 1973 (see Case No. 74-123).

On August 1, 1990, at 11:30 A.M., staff visited the subject property to observe field conditions. The inspection revealed the existing D.R.2-zoned parking area and the lot immediately serving the Beacham Square Office Park are under-utilized; there were approximately 50 parking spaces available on the Beacham Square Office Park lot, and 27 spaces were available on the D.R.2-zoned lot which is located across from the office park on the opposite side of Old Court Road.

In the opinion of staff, the removal of an existing stand of mature trees to provide additional parking is unessential to the current development of the property. Additionally, staff consistently recommends that parking be provided at areas contiguous to developed site. Moreover, the proposed parking lot would be located across a heavily trafficked road that could potentially pose a safety hazard for pedestrians. Therefore, staff recommends that the Petitioner's request be denied.

Should the request be granted, however, staff recommends the following conditions:

- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the

Druid Ridge Cemetery Company, Item No. 453
Page 2
August 22, 1990

issuance of any permits. Said plan shall include the planting of street trees along the existing and proposed parking areas.

- The Petitioner shall submit a detail of the proposed fence.
- Parking conditions shall include, but not be limited to, those noted on the plat to accompany the special hearing.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM453/2AC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Case # 91-34

NAME	ADDRESS
Rob Hoffman	210 Alameda Ave
Mickey Gordon	40 W. Chesapeake
Tina Madden	1020 Cornwell Dr Rd
Nick Smith	11
Morris Silberman	3635 Old Ct Rd 21208

VENABLE, BAETJER AND HOWARD

BALTIMORE, MD
WASHINGTON, D. C.
ROCKVILLE, MD
BETHESDA, MD

210 ALLESTREE AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21208-5517
FAX (301) 821-0147

July 18, 1990

494-9177

Mr. John Lewis
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 453
Petition of Druid Ridge Cemetery, Use Permit,
Business Parking in Residential Zone

Dear Mr. Lewis:

At your request, I have enclosed the written statement of Mr. James H. Burgunder, Treasurer of Druid Ridge Cemetery wherein Mr. Burgunder advises that Mr. George E. Thomsen, Esquire is the Attorney for Druid Ridge Cemetery and authorized to act for the Company in zoning matters pending in Baltimore County.

Please advise if any further information is needed. Also, I would appreciate your contacting me when the hearing date is set.

Very truly yours,

Paul Rieger
J. Paul Rieger, Jr.

JPR:jlw

Enclosure

cc: George E. Thomsen, Esquire

Druid
Ridge Cemetery
"Our first concern is for the living."

June 1, 1990

TO WHOM IT MAY CONCERN:

This is to advise that George E. Thomsen, Esquire, 1723 Munsey Building, Baltimore, Maryland 21202 is the attorney for Druid Ridge Cemetery Company authorized to act for the Company in zoning matters pending in Baltimore County.

[Signature]
James H. Burgunder,
Treasurer

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

July 3, 1990
TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 453
PROPERTY OWNER: Druid Ridge Cemetery Company & Martex Prop., Inc.
LOCATION: NE/8 Old Court Road, 146' W Old Court Rd. W.
(#1635 Old Court Road)
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(x) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

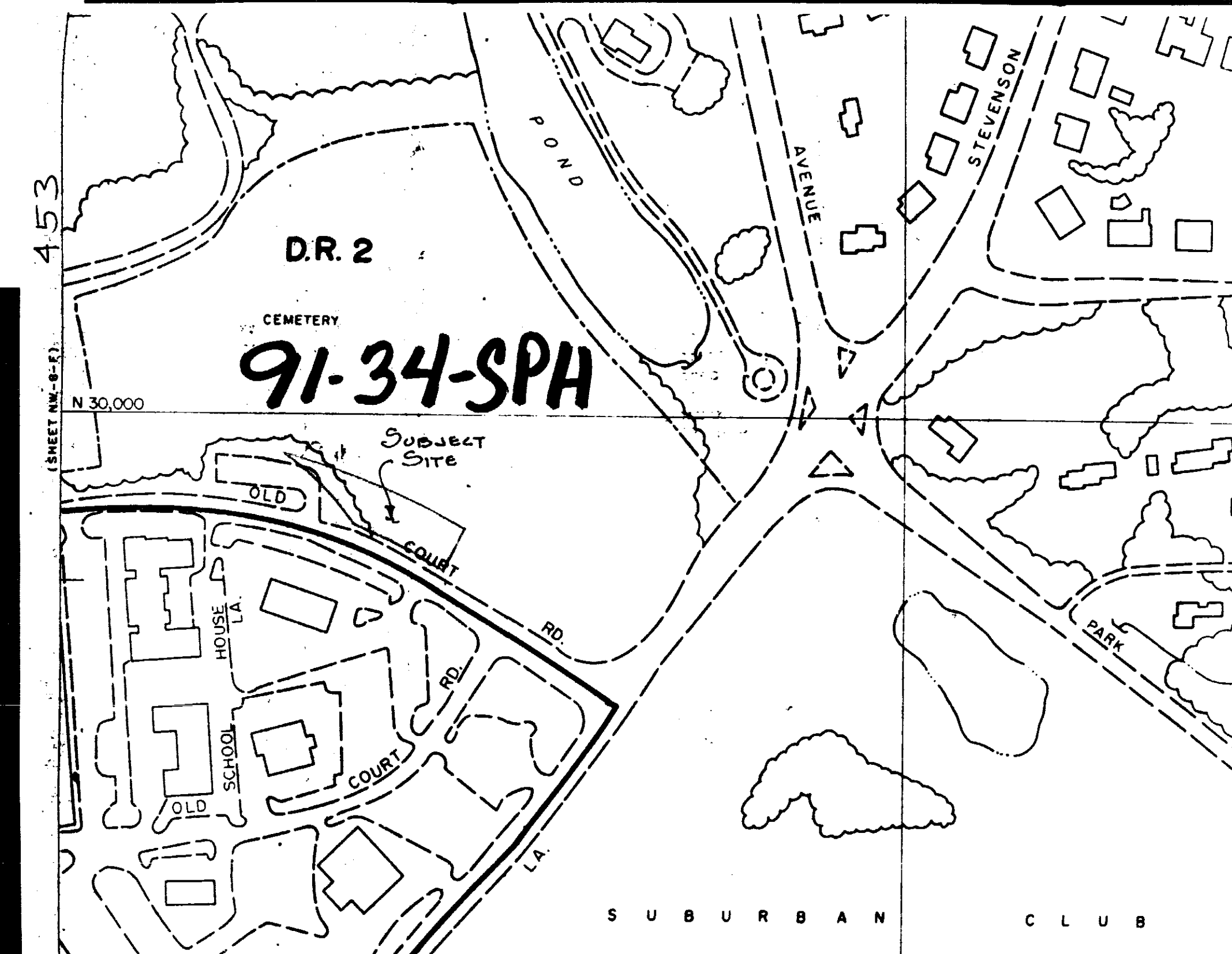
(x) OTHER - NO ADDITIONAL COMMENT AT THIS TIME.

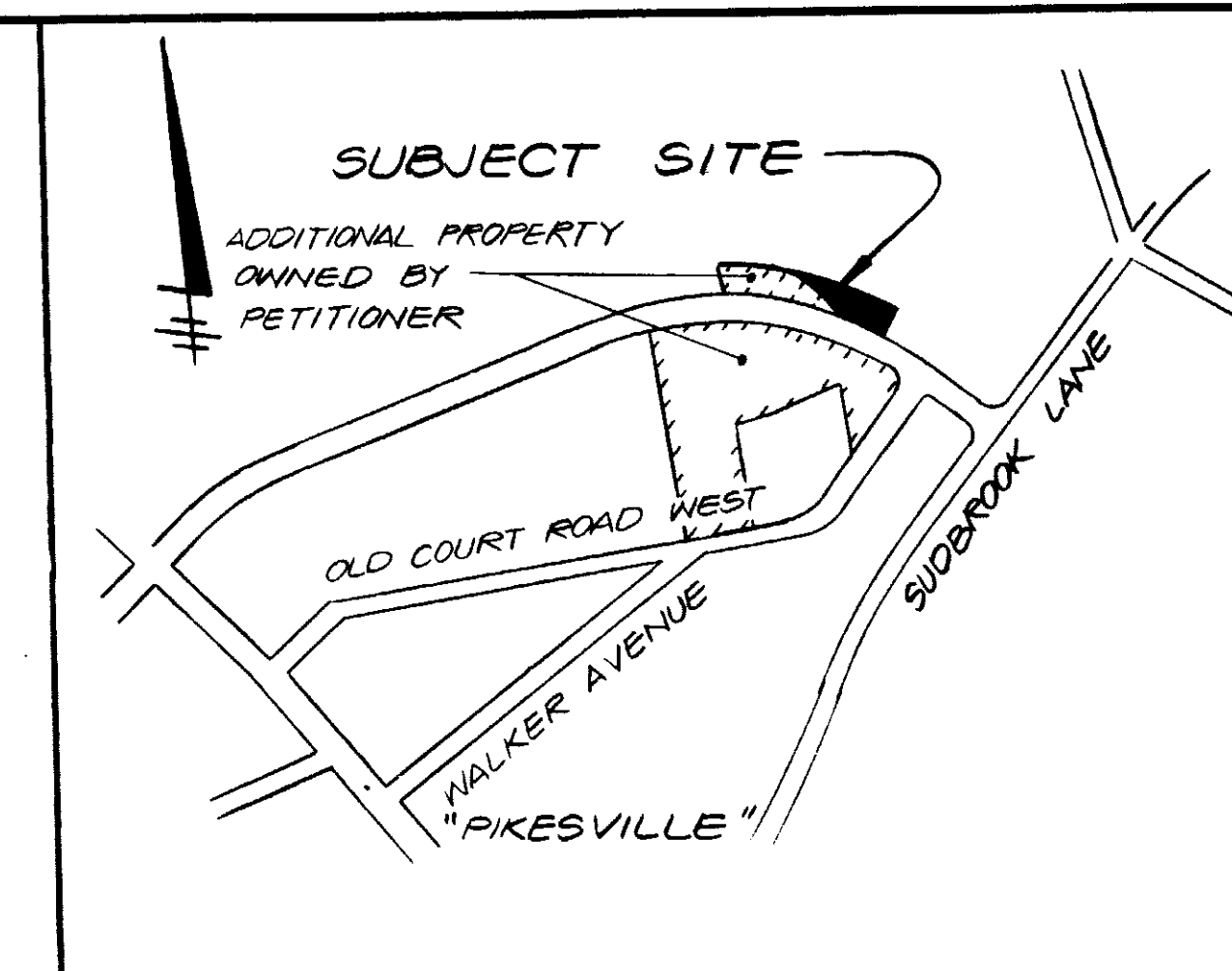
PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

JUL 05 1990

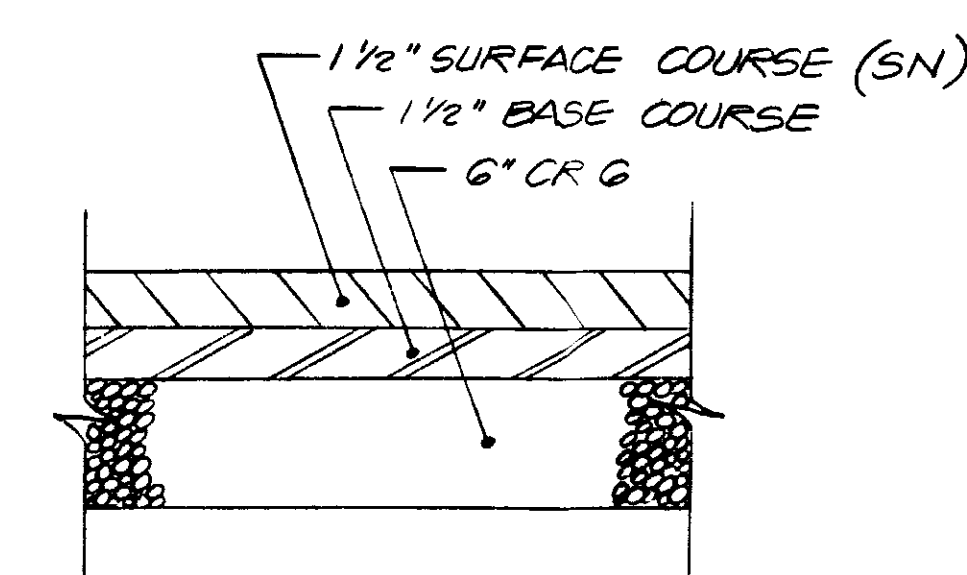




LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

- A. PRE-EXISTING PARKING AREA
 1. AREA OF PARCEL EQUALS 0.4726 ACRES
 2. EXISTING ZONING OF PARCEL "DR-2"
 3. EXISTING USES OF PARCEL: "VACANT, WOODED LAND"
 4. PROPOSED USE OF PARCEL: "OFF STREET PARKING FOR BEACHUM SQUARE OFFICE PARK."
 5. PROPOSED NUMBER OF PARKING SPACES = 63 (8'1/2' x 18')
 - 5a. INDICATES PROPOSED SPACES PER THIS REQUEST
 - 5b. INDICATES EXISTING SPACES BY PETITION 74-123 SPH
- B. EXISTING PARKING AREA
 1. AREA OF PARCEL EQUALS 0.334 ACRES
 2. EXISTING ZONING OF PARCEL "DR-2" WITH PARKING PERMIT (SEE PETITION 74-123 SPH GRANTED DEC. 5, 1973)
 3. EXISTING USES OF PARCEL: "PAVED" OFF-STREET PARKING AREA"
 4. NUMBER OF EXISTING PARKING SPACES: 33



TYPICAL PAVING SECTION
NOT TO SCALE

PARKING CONDITIONS FOR PROPOSED AREA

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
2. NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, GLARE AND INTENSITY TO ILLUMINATE ONLY THE PARKING AREA.
4. PARKING AREA WILL BE OPEN AND OPERATED IN CONJUNCTION WITH THE HOURS OF THE BEACHAM SQUARE OFFICE PARK.
5. PARKING AREA WILL BE PAVED WITH MACADAM PAVING.
6. PARKING AREA WILL BE LANDSCAPED IN ACCORDANCE WITH THE CURRENT ADOPTED LANDSCAPE MANUAL.
7. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED

EXHIBIT 2

St. Ambrose

Drafting	<i>RDC</i>	DATE	REVISIONS
Check			
Design			
Check			

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204 301-321-5500

PLAN 'C'

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2
CENSUS TRACT 4034.01

PLAT TO ACCOMPANY REQUEST
FOR
A SPECIAL HEARING
VICINITY OF 3635 OLD COURT ROAD

SHEET 1 OF 1	DATE APRIL 5, 1990 SCALE 1" = 30'	JOB NUMBER 01-652850
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